

**AN ORDINANCE TO REZONE PROPERTY FROM THE R-1 (SINGLE FAMILY DWELLING) DISTRICT, THE R-2 (SINGLE FAMILY DWELLING) DISTRICT, AND THE R-2A (SINGLE FAMILY DWELLING) DISTRICT TO THE R-2 (SINGLE FAMILY DWELLING) DISTRICT AND THE R-2A (SINGLE FAMILY DWELLING) DISTRICT, PROPERTY LOCATED AT 1001 AND 1020 MOUNT VERNON HIGHWAY AND 5305 WOODRIDGE FOREST TRAIL**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on November 20, 2007 at 7:00 p.m. as follows:

**SECTION 1.** That the Zoning Ordinance of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following property located at **1001 and 1020 Mount Vernon Highway and 5305 Woodridge Forest Trail**, consisting of a total of approximately 3.892 acres, be changed from the R-1 (Single Family Dwelling) district, the R-2 (Single Family Dwelling) district, and the R-2A (Single Family Dwelling) district to the R-2 (Single Family Dwelling) district and the R-2A (Single Family Dwelling) district with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 175 of the 17<sup>th</sup> District, Fulton County, Georgia by the attached legal description; and

**SECTION 2.** That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and


**SECTION 3.** That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

**SECTION 4.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

**SECTION 5.** This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

**ORDAINED** this the 20<sup>th</sup> day of November, 2007.

Approved:

  
Eva Galambos, Mayor

Attest:

  
Christina Rowland, CMC, City Clerk

(Seal)



## CONDITIONS OF APPROVAL

### **RZ07-029**

#### **1001 & 1020 Mount Vernon Highway and 5305 Woodridge Forest Trail**

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Christopher and Teresa Boudreau, Lloyd V. Greenwald, and Cecil Welch located at 1001 & 1020 Mount Vernon Highway and 5305 Woodridge Forest Trail. Rezoning petition RZ07-029 to rezone 1001 & 1020 Mount Vernon Highway from R-2 (Single Family Dwelling District) conditional and R-1 (Single Family Dwelling District), respectively, to R-2 (Single Family Dwelling District) and to rezone 5305 Woodridge Forest Trail from R-2A (Single Family Dwelling District) conditional to R-2A (Single Family Dwelling District) was approved by the Mayor and City Council at the November 20, 2007 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. To development of 1001 Mount Vernon Highway with one (1) single family residence under the R-2 (Single Family Dwelling District) regulations in effect at this time.
  - b. To development of 1020 Mount Vernon Highway with one (1) single family residence under the R-2 (Single Family Dwelling District) regulations in effect at this time.
  - c. To development of 5305 Woodridge Forest Trail with one (1) single family residence under the R-2A (Single Family Dwelling District) regulations in effect at this time.
2. To the owner's agreement to abide by the following:
  - a. To a revised site plan to be submitted to the Department of Community Development. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
  - a. The owner(s), prior to application for any development permits, shall submit a combination plat to the Department of Community Development to incorporate the deeded portions of 1001 Mount Vernon Highway and 1020 Mount Vernon Highway with 5305 Woodridge Forest Trail, which will be filed with the Fulton County Tax Assessor's Office and recorded with the Clerk's Office of the Superior Court of Fulton County.



